

City of Atlanta Bureau of Planning, Development Review Division
404/330-6145

CALCULATIONS SHEET

The following information is designed to assist petitioners in preparing required materials for an application submittal. Refer to the **City of Atlanta Zoning Code** (Chapters 8, 19, and 28) for clarification.

CALCULATIONS

F.A.R. for residential = (area of heated space less non-residential space and resident common-use areas, i.e. recreation rooms) ÷ (G.L.A.)

F.A.R. for non-residential = (area of heated space) ÷ (Net lot area)

F.A.R. for mixed-use = residential F.A.R. + non-residential F.A.R.

NET LOT AREA = length X width

G.L.A. for corner lots = (Net Lot Area) + [(street "A" right-of-way width ÷ 2) X (street "A" length of front property line)]
+ [(street "B" right-of-way width ÷ 2) X (street "B" length of front property line)]
+ [(street "A" right-of-way width ÷ 2) X (street "B" right-of-way width ÷ 2)]

G.L.A. (with only 1 front yard adj. to street) = (Lot Area) + [(street right-of-way width ÷ 2) X (length of front property line)]

TOSR required = (LUI table) X (G.L.A.)

TOSR provided = (G.L.A.) – (area of building footprint) + (combined area of balconies and rooftop gardens)

UOSR required = (LUI table) X (G.L.A.)

UOSR provided = (GLA) – (area of building footprint) – (area of parking and driveways) + (combined area of balconies and rooftop gardens)

LOT COVERAGE provided = (area of impervious surface) ÷ (net lot area)

BUILDING LOT COVERAGE provided = (sum of area of all building footprints) ÷ (net lot area)

PUBLIC SPACE provided (within net lot area) = (area of exterior space) + (area of interior space)

PARKING SPACE PER DWELLING UNIT = (LUI table) X (number of units)

SIDE and REAR YARD REQUIREMENTS (for residential uses) = (4 + number of stories) + (length of building ÷ 10)

F.A.R. = Floor Area Ratio

⇒ G.L.A. = Gross Land Area

Half of the Right-of-way (including streets, parks, lakes, cemeteries) up to 50 feet in width may be counted towards G.L.A. calculations.

⇒ LUI = Land Use Intensity Ratios

⇒ TOSR requirements are calculated only for multi-family residential developments. *TOSR includes the total horizontal area of uncovered open space plus half of the total horizontal area of covered open space subject to the limitations indicated in Section 16-28.010(4). Covered total open space is the open space closed to the sky but having 2 clear unobstructed open or partially open (50% open or more) sides.

⇒ UOSR requirements are calculated for residential developments, and for mixed-use developments using only the residential FAR. UOSR does not include areas for vehicles.

⇒ Public Space (PSR) requirements are calculated within the net lot area and include exterior and interior areas improved for pedestrian amenity and shall not include areas used for vehicles, except for incidental service and emergency access. Interior space shall be open to the public during normal business hours. Such public space is required at ground level.